

CONSTRUCTION MANAGER SELECTION  
NEW HAMPSHIRE STATE PRISON FOR WOMEN - CONCORD

The State of New Hampshire, Department of Administrative Services - Bureau of Public Works Design & Construction (BPW) is actively seeking a Construction Management Firm (CM) for the New Hampshire State Prison for Women - Concord. At this time, the Department is soliciting companies' interest and qualifications in the project to provide Construction Management services and to work with an Architectural/Engineering Design Consultant (A/E) and the State of New Hampshire. Selections will be based on experience and general qualifications to undertake a project of this size and scope and as outlined below.

BACKGROUND

Included in this document are design considerations and scheduling constraints for the project as known at this time.

The scope of work includes working in all phases of design in coordination with an A/E Design Consultant and the State of New Hampshire. The scope of work includes construction of the new 224 Bed (capable of expansion to 350 beds), 112,388 sf NH State Prison for Women - Concord (NHSP/W-Concord). The site for NHSP/W-Concord is adjacent to the existing Men's Prison in Concord, NH. Work will be adjacent to and at times involve an existing fully operational State Prison Facility. The construction cost shall not exceed \$38,000,000.00.

Construction Management considerations include:

- o Schematic Design through Construction Documents:
  - Working closely in all phases of design with an A/E Design Consultant team.
  - Regular review and coordination of design direction, materials, systems, and costs in cooperation with the A/E Design Consultant Team and the State.
  - Obtaining and paying for required permits
  - Attendance and potential presentation at public meetings
- o Preparation, with the A/E Design Consultant, of a special presentation to Capital Budget Overview Committee and assisting the NH Department of Corrections (DOC) and BPW with the public involvement process by facilitating public session(s).
- o Management of the Construction project.

Following the LOIQ's, firms selected to respond to the Request for Proposals (RFP) shall be prequalified by the NH Department of Transportation (NHDOT) before 9/23/13. The NHDOT pre-qualification information is available from NHDOT website.

LETTER OF INTEREST AND QUALIFICATIONS

CM firms submitting a Letter of Interest and Qualifications (LOIQ) will be assessed on their capability to perform the work and on past experience with similar work as outlined above. LOIQ's shall include responses to the following:

- List and describe the CM firm's experience and successful completion of Correctional Facilities of similar size, scope and complexity, especially women's correctional facilities.
- Describe the CM firm's understanding of specific project opportunities and challenges and the Construction Managers' relationship to each.
- List and describe the CM firm's approach to selection of construction materials and systems for this type of project. What materials and systems might the CM firm suggest?
- Describe the CM firm's experience and knowledge working in and around Concord, NH

- List and describe the CM firm's experience (if any) with coordination of day-to-day activities between construction related activity and prison operations and security.
- List and describe the CM firm's primary team members' experience with correctional facilities, especially female specific correctional facilities (if any).
- List and describe the CM firm's capacity to successfully complete the contract in a timely manner and within the budget.

In addition, respondents shall attach separately to the LOIQ, proof of their ability to obtain at least \$40M in single project bonding.

The LOIQ shall not exceed five (5) pages – not including resumes.

#### SCHEDULE

A tentative schedule for consultant selection, design and construction has been established as follows:

- |               |  |
|---------------|--|
| o 7/1/13      | <b>Advertise Letter of Interest and Qualifications (LOIQ) for CM</b>             |
| o 7/15/13     | <b>LOIQ for CM DUE</b>   |
| o 7/22/13     | <b>Select up to six (6) 'most qualified' CM firms (based on LOIQ evaluation)</b> |
| o 7/29/13     | <b>RFP distributed to 'most qualified' CM firms</b>                              |
| o 9/6/13      | <b>CM Proposals DUE</b>  |
| o 9/18/13     | Projected Governor and Council approval of A/E Consultant contract               |
| o 9/23 – 10/4 | <b>CM Interviews</b>   |
| o 9/24/13     | A/E Consultant Begins Programming / Pre-Design / CM Interviews                   |
| o 10/8/13     | <b>Three (3) CM firms selected to bid the project</b>                            |
| o 10/31/13    | <b>Bids DUE</b>  |
| o 11/1/13     | <b>Lowest Qualified Bidder Selected</b>  |
| o 1/15/13     | <b>Projected Governor and Council approval of CM Firm</b>                        |
| o 1/16/14     | <b>Consultant / CM – coordinated Design start</b>                                |
| o 2/1/14      | Schematic Design Complete  |
| o 4/1/14      | 75% Design Development Documents complete (for site permits and public meetings) |
| o 4/1/14      | Presentation to Capital Budget Overview Committee (first April meeting)          |
| o Fall 14     | Construction Documents complete  |
| o 4/1/15      | Construction start (weather dependent)   |
| o 10/1/16     | Substantial Completion   |

The Bureau of Public Works Design & Construction and Department of Corrections anticipate issuance of the RFP on **7/29/2013** to the most qualified Construction Management Firms. BPW and DOC will evaluate the qualifications of each CM firm and will only issue RFP's to those deemed *most qualified*, based on an evaluation of the information provided in the LOIQ. Those most qualified CM firms (up to six) submitting proposals will be interviewed and three (3) will be selected to provide a low bid guaranteed maximum price. The lowest qualified bidder will be awarded the project.

Submit eight (8) copies of LOIQ to:  
NH Department of Administrative Services  
Mark T. Nogueira, P.E., Administrator  
Bureau of Public Works Design and Construction  
Room 250  
John O. Morton Building  
P.O. Box 483, 7 Hazen Drive  
Concord, NH 03302-0483